



Bunyan Close

Pirton, Hitchin,
Hertfordshire, SG5 3RE
Guide Price £595,000

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properties

Nestled in the picturesque village of Pirton, this wonderful property offers an exceptional opportunity to embrace the epitome of village living. This recently redecorated and immaculate four-bedroom semi-detached family home offers contemporary comfort creating a sanctuary that caters to every aspect of modern family life.

Every detail has been meticulously crafted to elevate your lifestyle and create a home that reflects your aspirations. Whether you're raising a family, entertaining guests, or simply enjoying a quiet moment of solitude, this property offers the perfect backdrop for your cherished family moments and fondest memories.

The accommodation commences with a welcoming entrance hall which offers a downstairs shower room with underfloor heating and access to the main living areas. At the front of the property is the family room with a feature fireplace with granite hearth, solid oak beam and log burner and bay window allowing plenty of light to stream through. The hub of the house is the wonderful open plan living, dining and kitchen area which is perfect for entertaining. The living space offers ample storage and double French doors out to the private rear terrace and beautiful garden. The designer "Second Nature" kitchen has been stylishly arranged with a combination of Bosch and Neff appliances, solid oak breakfast bar and a door through to the utility room with Worcester Bosch boiler and fitted Bosch washing machine and tumble dryer included. The first floor offers four bedrooms with a Jack and Jill bathroom including underfloor heating and stylish fitted mirror cabinet with LED lighting, shaver socket and demister pad built in. The principal bedroom has fitted wardrobes and offers a wonderful Juliette balcony and the other three bedrooms provide built in storage or bedroom furniture. Bedroom 4 would also offer an ideal home office space.

Outside there is an enclosed mature rear garden. The garden is mainly laid to artificial lawn for easy maintenance and offers a welcoming Indian sandstone patio area with water feature and shrub borders. To the front of the property is a block paved driveway providing off road parking for two cars.

Pirton is a small award winning village and civil parish in North Hertfordshire. Pirton has a thriving community and benefits from a local shop with Post Office, primary school, two pub/restaurants and the Methodist Chapel Tea room. The magnificent St Mary's church, rebuilt in 1877, but with the remains of its 12th-century tower, is built within the bailey of a former castle. All within easy reach of extensive leisure and shopping amenities in nearby Hitchin which includes sought after educational institutions including Hitchin Boys/Girls Schools, The Priory and Kingshott Independent school for children from age 3 to GCSE.

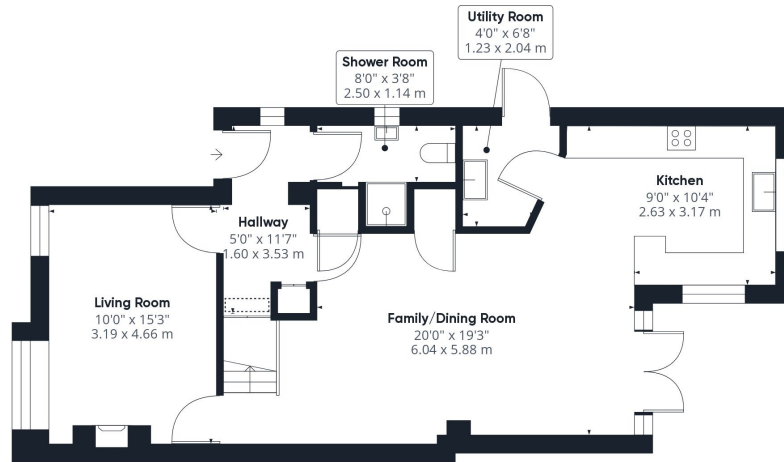
This wonderful home must be viewed to be fully appreciated.

- Recently refurbished and ready to move in before Christmas with no onward chain!
- Generously sized 4 bedroom family home
- Prime location in the heart of award winning Pirton village
- Impeccable architect designed home with open plan living and kitchen / dining area
- High specification throughout with luxury fixtures and fittings
- Feature fire place with log burner fitted
- Private and tranquil garden and Indian sandstone patio offering easy maintenance
- Only 3.9 miles, 10 mins drive to Hitchin with full range of leisure and amenities including Waitrose, M&S, Sainsburys and Asda supermarkets
- Access to central London via Hitchin Train Station in under 40 minutes
- Must be viewed to fully appreciate all this home has to offer

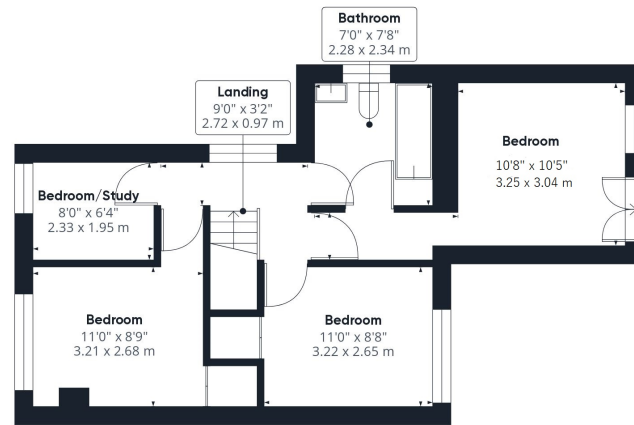








Floor 0



Floor 1

Approximate total area⁽¹⁾

1236.99 ft²
114.92 m²

Reduced headroom

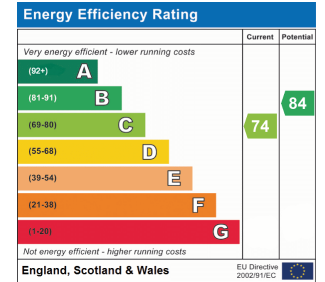
2.48 ft²
0.23 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 6, Brand Street | SG5 1HX
T: 01462 452951 | E: hitchin@country-properties.co.uk
www.country-properties.co.uk

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